



Environmental Planning Commission

***Agenda Number: 2
Project Number: 1008134
Case Number(s): 10EPC-40002
February 18, 2010***

Staff Report

<i>Agent</i>	DAC Enterprises, Inc.
<i>Applicant</i>	Salas Properties, LLC.
<i>Request(s)</i>	Amend Sector Development Plan Zone Map
<i>Legal Description</i>	Easterly fraction of Lot B, Block 1, and the southerly fraction of Lot 114B1, a re-plat of Lots 1 and 2, Block 1, Zimmerman Addition
<i>Location</i>	Central Avenue SW between 46 th St SW and Isleta Drain
<i>Size</i>	Approximately .2 acres
<i>Existing Zoning</i>	R-2
<i>Proposed Zoning</i>	C-2

Staff Recommendation

APPROVAL of 10EPC 40002, based on the Findings beginning on Page 11.

Staff Planner

Randall Falkner, Planner

Summary of Analysis

This is a request for a zone map amendment to the West Route 66 Sector Development Plan zone map from R-2 to C-2 for a 0.2-acre site. The purpose of the request is to plat six older lots of various shapes and sizes into a single lot as one zoning category (C-2). The Lots are located on Central Avenue, between 46th Street SW and the Isleta Drain. The site is owned by Salas Properties, LLC, which operates the existing restaurant, Bob's Burgers. The lots requested for the zone change, as presently configured, are inaccessible and unusable. Re-platting the lots and changing the zoning would clean up the zoning at this site and also correct a possible error in the original zone map.

The applicant has adequately justified the request to amend the sector development plan map based on applicable policies found in the Comprehensive Plan and the Southwest Area Plan. There is no known opposition to the request and staff recommends approval.

Location Map (3" x 3")

AREA CHARACTERISTICS AND ZONING HISTORY

Surrounding zoning, plan designations, and land uses:

	Zoning	Comprehensive Plan Area; Applicable Rank II & III Plans	Land Use
Site	R-2	Established Urban West Side Strategic Plan Southwest Area Plan West Route 66 Sector Dev. Plan	Single Family Residential, Commercial Retail
North	C-2	same as above	Commercial Retail
South	R-2	same as above	Single Family Residential
East	C-2	same as above	Commercial Service
West	R-2, C-2	same as above	Single Family Residential Commercial Retail

Background

This is a request for an amendment to the West Route 66 Sector Development Plan zone map from R-2 to C-2. The purpose of the request is to replat six older lots of various shapes and sizes into a single lot under one zoning category (C-2). The applicant believes that one newly platted lot with one zoning category is preferable to a single lot with two incompatible categories. The request comprises the easterly fraction of Lot B, Block 1, and the southerly faction of Lot 114B1, a re-plat of Lots 1 and 2, Block 1, Zimmerman Addition. The entire site to be re-platted is described as Lots 114B1 & 2, 115e 1 & 2, and Lots A and B, Block 1, Zimmerman Addition. The Lots are located on Central Avenue, between 46th Street SW and the Isleta Drain. The site is owned by Salas Properties, LLC, which operates the existing restaurant, Bob's Burgers. The lots requested for the zone change, as presently configured, are inaccessible and unusable. Re-platting the lots and changing the zoning would clean up the zoning at this site and also correct a possible error in the original zone map (Lot 114B1 is zoned C-2, except for the small SE portion of the Lot, which is zoned R-2).

The site is located in the Established Urban Area of the Comprehensive Plan and within the boundaries of the West Side Strategic Plan (WSSP), the Southwest Area Plan (SWAP), and the West Route 66 Sector Development Plan (WR66SDP). The WR66SDP has been divided into 3 three segments. The subject site is located in Segment One, which includes the area between the Rio Grande and Coors Boulevard.

History

Much of the Central Avenue zoning within the WR66SDP is original zoning dating from the adoption of the Comprehensive City Zoning Code in 1959. Subsequent zoning actions in the

1960s finalized the pattern of strip commercial and industrial zoning along Central Avenue as it still exists today. Although more than half of Segment One's properties were originally zoned C-3, which allows commercial and light manufacturing uses, these properties have been developed with C-2 uses. The size of these commercial lots, their adjacency to residential lots, and the construction of I-40 have prompted the establishment of these uses. The zoning map for Segment One shows a continuous strip of C-2 zoning from the river to Coors Boulevard. C-2 uses are generally compatible with residential uses in a strip commercial context with required buffering.

The business at the subject site, Bob's Burgers, has been in operation since 1972. However, this site has been used as a drive-in restaurant since the 1950's. The parcel being request for re-zoning has been a part of the property owned by Bob's since that date.

Context

The majority of Lot B and Lot 114B1 are zoned C-2 except for the small fractions of the lots, which are the subject of this request. These fractions are zoned R-2 and have no access to 46th Street or Central Avenue. North of Lots 114B1 and the Easterly fraction of Lot B is Lot 115E1, which abuts Central Avenue to the north and contains Bob's Burgers restaurant. East of the subject site is Lot A of MRGDD Map 39 and the Isleta Drain. To the south and west of the subject site are Lots B and C of the Zimmerman Addition, which contain residential development. To the west of the subject site is Lot 114B2 (currently a portion of the parking lot for Bob's Burgers) and further west is 46th Street. The subject site is entirely landlocked and has no access to either Central Avenue or 46th Street.

Long Range Roadway System

The Long Range Roadway System (LRRS) map, produced by the Mid-Region Council of Governments (MRCOG), identifies the functional classifications of roadways.

The Long Range Roadway System designates Central Avenue as a Principal Arterial, with a right-of-way of 124' (Established & Developing Urban).

46th Street is a local street.

There are currently no bicycle routes, lanes or trails in close proximity to the subject site. However, there is a proposed bicycle lane along Central Avenue and a proposed bicycle trail just east of the site along the Isleta Drain.

Bus route 66 (Central Avenue) and 766 (Rapid Ride Red Line) run along Central in front of Bob's Burgers.

Central Avenue is an Enhanced Transit Corridor.

ANALYSIS OF APPLICABLE ORDINANCES, PLANS AND POLICIES

Albuquerque Comprehensive Zoning Code

The existing zoning is R-2. The R-2 zone provides suitable sites for houses, townhouses, and medium density apartments, and uses incidental thereto in the Established and Central Urban areas. The requested zoning is C-2. The C-2 zone provides suitable sites for offices, for most service and commercial activities, and for certain specified institutional uses.

The lots to the north of the site are zoned C-2 and are in commercial use and the lots south of the site are zoned R-2 and are in residential use. The C-2 zoning is appropriate because there is a continual pattern of C-2 zoning along Central from the Rio Grande to Coors Boulevard.

Resolution 270-1980 (Policies for Zone Map Change Applications)

This Resolution outlines policies and requirements for deciding zone map change applications pursuant to the Comprehensive City Zoning Code. There are several tests that must be met and the applicant must provide sound justification for the change. The burden is on the applicant to show why a change should be made, not on the City to show why the change should not be made.

The applicant must demonstrate that the existing zoning is inappropriate because of one of three findings: there was an error when the existing zone map pattern was created; or changed neighborhood or community conditions justify the change; or a different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other City master plan.

The applicant submitted a justification for the zone change. A summary of the applicant's justification is in Regular Text; ***Staff analysis is in Bold Italics.***

A. A proposed zone change must be found to be consistent with the health, safety, morals, and general welfare of the City.

The requested properties have no access from the street and are not large enough to develop independently. A vacant lot with no possibility of being developed does not enhance the health, safety, morals, and general interest of the City. If not changed, the site could attract weeds, litter and vagrants and make access difficult for fire and rescue vehicles. The request would help to stabilize the value of the property and allow a reasonable opportunity to utilize the lot. Re-zoning the property will have no impact on schools and recreational facilities in the area.

The request is consistent with the health, safety, morals, and general welfare of the City. The request is for a very small site and would not have significant adverse effects on surrounding properties or the wider community.

B. Stability of land use and zoning is desirable; therefore, the applicant must provide a sound justification for the change. The burden is on the applicant to show why the change should be made, not the City to show why the change should not be made.

The parcel is bordered by C-2 zoning on two sides, has been owned by the applicant for decades, and has never been used for any R-2 purpose. The parcel is too small to develop and has no access from the site to the street. The request does not significantly change the relationship between the existing C-2 zoning of the restaurant and the R-2 zoning to the south.

The stability of land use and zoning would be maintained with the request. The applicant has provided a sound justification as to why the change should be made.

C. A proposed change shall not be in significant conflict with adopted elements of the Comprehensive Plan or other City master plans and amendments thereto including privately developed area plans, which have been adopted by the City.

Albuquerque / Bernalillo County Comprehensive Plan

The subject site is located in the area designated Established Urban by the Comprehensive Plan with a Goal to “create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.” Applicable policies include:

The applicant has cited the following policies to justify the request:

Policy II.B.5.a: The Established Urban Areas shall allow a full range of urban land uses, resulting in a gross density of up to five dwelling units per acre.

The current property is not large enough to be developed independently; however, the request would allow a replat of all the lots into one single zoning category. This would help to allow a full range of urban land uses.

Policy II.B.5.d: The location, intensity and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural and recreational concern.

The location, intensity, and design of new development would respect neighborhood values, natural environmental conditions, and scenic resources. C-2 uses are generally compatible with residential uses and a consistent pattern of C-2 zoning has been well established along West Central for a number of years. A vacant landlocked property that could attract nuisances and nefarious activity does not improve neighborhood values. A landscape buffer between the commercial and residential zoning would also help to protect neighborhood values.

Policy II.B.5.e: New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services where the integrity of existing neighborhoods can be ensured.

The request would provide an opportunity for infill, and the integrity of the existing neighborhood would be ensured by eliminating a dysfunctional lot that currently serves no purpose and has no chance of being developed independently.

Policy II.B.5.o: Redevelopment and rehabilitation of older neighborhoods in the Established Urban Area shall be continued and strengthened.

Allowing a vacant R-2 non-developable lot to remain would not benefit the redevelopment of an older neighborhood. Redevelopment would be more likely to occur in this older neighborhood if the lots were replatted under one zoning category.

Policy II.B.5.p: Cost effective redevelopment techniques shall be developed and utilized.

The rezoned property could be developed by the property owner at not cost to the City. The existing property is not developable as an independent lot. The request would help to stabilize the value of the property.

Economic Development Policy II.D.6.f: The City and County should remove obstacles to sound growth management and economic development throughout the community.

The request would remove an obstacle to economic development because the existing property is non-developable and the property would be more economically viable as part of a larger replatted lot with one zoning category.

Air Quality Policy I: Air quality considerations shall be integrated into zoning and land uses decisions to prevent new air quality/land use conflicts.

The applicant does not provide sufficient justification for this policy. Air quality would not be a significant factor in this case.

West Side Strategic Plan (Rank 2)

The West Side Strategic Plan (WSSP) was first adopted in 1997 and recently amended in 2002 to help promote development of Neighborhood and Community Activity Centers. The WSSP identifies 13 communities, each with a unique identity and comprised of smaller neighborhood clusters. The subject site is in the West Central Community. The West Central Community includes the largely established neighborhoods and businesses existing on both sides of Central Avenue between Coors Boulevard and the river. Staff has reviewed the WSSP against the request.

Policy 1.1: Thirteen distinct communities, as shown on the community plan and described individually in this plan, shall constitute the existing and future urban form of the West Side. Communities shall develop with areas of higher density (in community and neighborhood centers), surrounded by areas of lower density. Bernalillo County and the City of Albuquerque

Planning Commission shall require that high density and non-residential development occur within Community and Neighborhood Centers. Low-density residential development (typical 3-5du/acre subdivisions, or large lot rural subdivisions) shall not be approved within the centers.

The applicant quoted this policy but did not analyze this policy. A portion of this property (southerly faction of Lot 114B1) is within the Atrisco Community Activity Center as identified in the Comprehensive Plan, but not within the Neighborhood Activity Center as shown in the WSSP. Another portion (easterly fraction of Lot B) is located outside of the Atrisco Community Activity Center and the Neighborhood Activity Center. As a result of the lots being so small (0.2 acre), and because a portion is inside the Atrisco Community Activity Center and another portion is outside the Neighborhood Activity Center, staff believes that this Policy is not relevant to this request.

Policy 1.3: Strip commercial developments shall not be approved on the West Side. Commercial development shall occur in concentrated clustered areas rather than new strip developments. Zone changes to commercial, industrial, or office uses for areas outside the centers are strongly discouraged, in order to reinforce the neighborhood and Community centers. Changes of commercial and office zoning outside the centers to residential use is encouraged. This policy is mean to impact the design and layout of commercial areas and their connections to adjacent development and to encourage clustering of commercial and office uses in activity centers. It is not intended to rezone allowed commercial uses.

A portion of the request (southerly faction of Lot 114B1) is located in the Atrisco Community Activity Center and outside the Neighborhood Community Activity Center, while another portion (easterly fraction of Lot B) is located outside of the Atrisco Community Activity Center and the Neighborhood Community Activity Center. The applicant believes that the intent of the policy is not relevant to this property. Staff agrees with this analysis, because this is a non-functioning lot that is a mapping anomaly.

West Route Sector Development Plan (Rank 3)

The West Route Sector Plan was adopted in 1987, and generally encompasses properties between the Rio Grande and West Central's intersection with I-40; specific boundaries are shown on Figure 1 in the Plan (page 3). The WR66SDP does not have applicable goals and policies. The WR66SDP contains a design overlay zone; however, the design standards of the overlay zone do not apply to this request as a result of the subject site being landlocked and too small to develop independently.

Southwest Area Plan (Rank 3)

The Southwest Area Plan was adopted in 2001, and generally encompasses properties between the Central Avenue and I-40 to the north, the Rio Puerco on the west, Isleta Pueblo lands on the south, and the Rio Grande north of Woodward Road on the east; specific boundaries are shown on page 3 in the Plan. The Southwest Area Plan does have one applicable policy that relates to

this request. This policy was not mentioned by the applicant, but planning staff believes that is applicable to the request.

Policy 39: The County and City shall work together to adjust boundaries within the plan area in order to facilitate efficient delivery of emergency services and to provide for the basic health, safety, and general welfare of the community.

Adjusting the boundaries within the plan area would help to facilitate efficient delivery of emergency services and provide for the basic health, safety, and general welfare of the community. Left as an independent, landlocked, and unusable lot, the site would have a tendency to become a blighted and abandoned property that could create nuisances for the community. The replat of the six lots into one zone could also improve access to the lot for emergency services.

D. The applicant must demonstrate that the existing zoning is inappropriate because:

- (1) there was an error when the existing zoning map pattern was created, or
- (2) changed neighborhood or community conditions justify the change, or
- (3) a different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other City master plan, even though (1) or (2) above do not apply.

(1) The applicant believes that there may have been an error in the original map pattern. The SE portion of Lot 114B1 is zoned R-2, while the majority of the Lot is zoned C-2.

Staff also believes there may have been a zoning error with reference to Lot 114B1, because the SE portion of this Lot is zoned R-2, while the majority of the Lot is zoned C-2.

(3) The applicant has demonstrated that a different use category would be more advantageous to the community based upon applicable policies in the Comprehensive Plan. The request is not in conflict with applicable policies in the Comprehensive Plan.

Staff believes the request is more advantageous to the community because a landlocked and unusable lot is disadvantageous to the property owner and the lot is too small to develop independently. The request for an amendment to the sector development plan map would allow the lots to be re-platted into one zoning category and would help to stabilize the value of the property. The applicant has cited multiple policies that support the proposal and staff agrees overall with the analysis of the applicant.

E. A change of zone shall not be approved where some of the permissive uses in the zone would be harmful to adjacent property, the neighborhood or the community.

The applicant states that the request would have no material effect on any of the adjacent property, the neighborhood, or the community. The applicant also states that the lot is too small and landlocked to accommodate any inappropriate C-2 permissive uses on its own.

Staff agrees that the request is not harmful to adjacent property, the neighborhood or the community because the lot is too small and landlocked to support any C-2 permissive uses on its own.

F. A proposed zone change which, to be utilized through land development, requires major and un-programmed capital expenditures by the City may be:

- (1) denied due to lack of capital funds, or
- (2) granted with the implicit understanding that the City is not bound to provide the capital improvements on any special schedule.

The proposed property requires no capital expenditures on the part of the City in order to be developed.

Staff agrees with the applicant.

G. The cost of land or other economic considerations pertaining to the applicant shall not be the determining factor for a change of zone.

Applicant makes no argument regarding economic factors as they may apply specifically to this request, except as it allows for a re-plat of six lots into one parcel.

Staff determines that the cost of land and other economic considerations pertaining to the applicant are not the determining factor for a change of zone in this case.

H. Location on a major street is not in itself sufficient justification of apartment, office or commercial zoning.

The property is not located on a collector or major street.

Staff concurs.

I. A zone change request which would give a zone different from surrounding zoning to one small area, especially when only one premise is involved, is generally called a "spot zone." Such a change of zone may be approved only when:

- (1) The change will clearly facilitate realization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan, or
- (2) the area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones; because the site is not suitable

for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of structures already on the premises make the site unsuitable for the uses allowed in any adjacent zone.

This is not a spot zone, as the property to the north and east of the request is zoned R-2.

Staff agrees.

J. A zone change request which would give a zone different from surrounding zoning to a strip of land along a street is generally called "strip zoning." Strip commercial zoning will be approved only where;

- (1) the change will clearly facilitate realization of the Comprehensive Plan and any adopted sector development plan or area development plan,
- (2) the area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones or because the site is not suitable for the uses allowed in any adjacent zone due to traffic or special adverse land uses nearby.

The request does not constitute a strip zone.

Staff agrees.

CONCERNS OF REVIEWING AGENCIES / PRE-HEARING DISCUSSION

City Departments and other interested agencies reviewed this application from 01/11/2010 to 01/22/10. Agency comments being on page 14.

NEIGHBORHOOD/PUBLIC CONCERNS

There are several affected neighborhood organizations: the Pat Hurley NA, the West Side Merchants Assoc., South Valley Coalition of Neighborhood Assoc., South West Alliance of Neighbors, and the Westside Coalition of NA's. A facilitated meeting was not recommended by the Office of Neighborhood Coordination.

CONCLUSIONS

This is a request for an amendment to the West Route 66 Sector Development Plan zone map from R-2 to C-2. The purpose of the request is to replat six older lots of various shapes and sizes into a single lot as one zoning category (C-2). The request comprises the easterly fraction of Lot B, Block 1, and the southerly faction of Lot 114B1, a re-plat of Lots 1 and 2, Block 1, Zimmerman Addition. The entire site to be re-platted is described as Lots 114B1 & 2, 115e 1 & 2, and Lots A and B, Block 1, Zimmerman Addition. The Lots are located on Central Avenue, between 46th Street SW and the Isleta Drain. The site is owned by Salas Properties, LLC, which operates the existing restaurant, Bob's Burgers. The lots requested for the zone change, as presently configured, are inaccessible and unusable. Re-platting the lots and changing the

zoning would clean up the zoning at this site and also correct a possible error in the original zone map (Lot 114B1 is zoned C-2, except for the small se portion of the Lot, which is zoned R-2).

The applicant has adequately justified the request to amend the West Route 66 Sector Development Plan zone map based on applicable policies found in the Comprehensive Plan and the Southwest Area Plan. There is no known opposition to the request and staff recommends approval.

FINDINGS – 10EPC 40002, 2/18/2010, Amend Sector Development Plan Zone Map

1. This is a request for an amendment to the West Route 66 Sector Development Plan zone map from R-2 to C-2. The purpose of the request is to replat six older lots of various shapes and sizes into a single lot under one zoning category (C-2). The request comprises the easterly fraction of Lot B, Block 1, and the southerly faction of Lot 114B1, a re-plat of Lots 1 and 2, Block 1, Zimmerman Addition. The Lots are located on Central Avenue, between 46th Street SW and the Isleta Drain.
2. The request for a zone map amendment will provide a single zone (C-2) for properties that are under a single ownership and will eliminate a floating zone line that bisects two of the affected properties that are currently landlocked.
3. The Albuquerque/Bernalillo County Comprehensive Plan, the West Side Strategic Plan, the Southwest Area Plan, the West Route 66 Area Plan, and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
4. The subject site is within the area designated Established Urban by the Comprehensive Plan, and is within the boundaries of the West Side Strategic Plan, the Southwest Area Plan, and the West Route 66 Area Plan.
5. The applicant provided an adequate justification for the zone change request pursuant to Resolution 270-1980:
 - a. The request is consistent with the health, safety, morals, and general welfare of the City. The request is for a very small site and would not have significant adverse effects on surrounding properties or the wider community.
 - b. The stability of land use and zoning would be maintained with the request. The applicant has provided a sound justification as to why the change should be made.
 - c. The request is consistent with applicable policies of the Comprehensive Plan and the Southwest Area Plan, including the following:
 - i. Policy II.B.5a – The request would help to allow a full range of urban land uses. The current property is not large enough to be developed independently; however, the request would allow a replat of all the lots into one single zoning category. This would help to allow a full range of urban land uses.
 - ii. Policy II.B.5d – The location, intensity, and design of new development would respect neighborhood values, natural environmental conditions, and scenic resources. C-2 uses are generally compatible with residential uses and a consistent pattern of C-2 zoning has been well established along West Central for

a number of years. A vacant landlocked property that could attract nuisances and nefarious activity does not improve neighborhood values. A landscape buffer between the commercial and residential zoning would also help to protect neighborhood values.

- iii. Policy II.B.5e – The request would provide an opportunity for infill, and the integrity of the existing neighborhood would be ensured by eliminating a dysfunctional lot that currently serves no purpose and has no chance of being developed independently.
 - iv. Policy II.B.5o – Redevelopment and rehabilitation of older neighborhoods in the Established Urban Area would be continued and strengthened. Allowing a vacant R-2 non-developable lot to remain would not benefit the redevelopment of an older neighborhood. Redevelopment would be more likely to occur in this older neighborhood if the lots were replatted under one zoning category.
 - v. Policy II.B.5p – Cost effective redevelopment techniques would be utilized with this request. The rezoned property could be developed by the property owner at not cost to the City. The existing property is not developable as an independent lot. The request would help to stabilize the value of the property.
 - vi. Economic Development Policy II.D.6.f – The request would remove an obstacle to economic development because the existing property is non-developable and the property would be more economically viable as part of a larger replatted lot with one zoning category.
 - vii. Southwest Area Plan Policy 39 – Adjusting the boundaries within the plan area would help to facilitate efficient delivery of emergency services and provide for the basic health, safety, and general welfare of the community. Left as an independent, landlocked, and unusable lot, the site would have a tendency to become a blighted and abandoned property that could create nuisances for the community. The replat of the six lots into one zone could also improve access to the lot for emergency services.
- d. There may have been a zoning error with reference to Lot 114B1, because the SE portion of this Lot is zoned R-2, while the remainder of the Lot is zoned C-2. The request is more advantageous to the community because a landlocked and unusable lot is has a tendency to become an abandoned wasteland that can create a nuisance for the community. The request for an amendment to the sector development plan map would allow the lots to be re-platted into one zoning category and would help to stabilize the value of the property.
 - e. The request is not harmful to adjacent property, the neighborhood or the community because C-2 uses already exist on the majority of the affected lots.
 - f. The proposed property requires no capital expenditures on the part of the City in order to be developed.

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- g. The cost of land and other economic considerations pertaining to the applicant are not the determining factor for a change of zone in this case.
 - h. The property is not located on a collector or major street.
 - i. This is not a spot zone, as the property to the north, east, and west of the request is zoned C-2.
 - j. The request does not constitute a strip zone.
6. There is no known opposition from the Pat Hurley NA, the West Side Merchants Assoc., South Valley Coalition of Neighborhood Assoc., South West Alliance of Neighbors, and the Westside Coalition of NA's.

RECOMMENDATION - 10EPC 40002, 2/18/2010, Amend Sector Development Plan Map

APPROVAL of 10EPC 40002, an amendment to the West Route 66 Sector Development Plan zone map, for the easterly fraction of Lot B, Block 1, and the southerly fraction of Lot 114B1, a re-plat of Lots 1 and 2, Block 1, Zimmerman Addition, based on the preceding Findings.

***Randall Falkner
Planner***

cc: Salas Properties LLC, 1408 Crescent Dr. NW, Albuquerque, NM 87105
DAC Enterprises, Inc., P.O. Box 16658, Albuquerque, NM 87191
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Larry Nelson, West Side Merchants Assn., 929 Old Coors SW, Albuquerque, NM 87105
Humberto Perez, West Side Merchants Assn., 701B Old Coors SW, Albuquerque, NM 87105
Susan White, South Valley Coalition of N.A.s, 2736 Los Padillas SW, Albuquerque, NM 87105
Marcia Fernandez, South Valley Coalition of N.A.s, 2401 Violet SW, Albuquerque, NM 87105
Brett Lopez, Westside Coalition of N.A.s, 4815 Northern Trl. NW, Albuquerque, NM 87120
Candelaria Peterson, Westside Coalition of N.A.s, 7608 Elderwood NW, Albuquerque, NM 87120
Klarissa Pena, South West Alliance of Neighbors, 6013 Sunset Gardens SW, Albuquerque, NM 87121
Louis Tafoya, South West Alliance of Neighbors, 6411 Avalon Rd. NW, Albuquerque, NM 87121

Attachments

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Code Services

Office of Neighborhood Coordination

Pat Hurley NA (R)
West Side Merchants Assoc. (R)
South Valley Coalition of NA's
Westside Coalition of NA's
South West Alliance of Neighbors (SWAN)

Long Range Planning

CITY ENGINEER

Transportation Development Services

- Reviewed, no comments.

Traffic Engineering Operations

Hydrology

- The Hydrology Section has no objection to the zone map amendment.

DEPARTMENT of MUNICIPAL DEVELOPMENT

Transportation Planning

- Reviewed, and no comments regarding on-street bikeways, off-street trails or roadway system facilities.

Traffic Engineering Operations (Department of Municipal Development):

- No comments received.

Street Maintenance (Department of Municipal Development):

- No comments received.

New Mexico Department of Transportation (NMDOT):

- No comments received.

**RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT
and NMDOT:**

Conditions of approval for the proposed Zone Map Amendment shall include:

- a. None.

WATER UTILITY AUTHORITY

Utility Services

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

Environmental Services Division

PARKS AND RECREATION

Planning and Design

Reviewed, no objection. Request does not affect our facilities.

Open Space Division

Open Space has no adverse comments

City Forester

POLICE DEPARTMENT/Planning

Shawn McWethy Southwest Substation, 6404 Los Volcanes Rd. NW, West of river; south of I-40

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

Approved

FIRE DEPARTMENT/Planning

TRANSIT DEPARTMENT

Adjacent and nearby routes	Route #766, Red Line Rapid Ride, and Route #66, Central, pass the site on Central.
Adjacent bus stops	Nearest bus stop is 15 ft. east of the property from the northeast corner of the property.
Site plan requirements	None
Large site TDM suggestions	N/A
Other information	None.

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

Reviewed, no comment.

ALBUQUERQUE PUBLIC SCHOOLS

This will have no adverse impacts to the APS district.

MID-REGION COUNCIL OF GOVERNMENTS

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

PUBLIC SERVICE COMPANY OF NEW MEXICO

- PNM has no comments based on information provided to date.